



Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

Oct 22, 2021 01:46 PM Fee: \$34.00

2021235636

Electronically Recorded

PROPERTY OWNERS ASSOCIATION 9th AMENDED MANAGEMENT CERTIFICATE FOR
CIRCLE C FAIRWAY ESTATES (AUSTIN) PROPERTY OWNERS ASSOCIATION, INC.

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.

This amends all prior Management Certificates filed for this association.

Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"

State of Texas §

County of Travis §

1. Name of Subdivision: Circle C Fairway Estates
2. Subdivision Location: Travis County
3. Name of Homeowners Association: Circle C Fairway Estates (Austin) Property Owners Association, Inc.
4. Recording Data for Association: Plats are filed at the County under:
Doc# 200600151 and 200700009
5. Recording Data for Declaration and any amendments: Supplemental Declaration Master Declaration of Covenants, Conditions and Restrictions filed at the county under Volume 10585, pg. 110.

Second Amendment to Supplemental Declaration of Covenants, Conditions and Restrictions filed at the County under #2013195309.

6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:

The association bylaws are filed at the county under Volume 10585, pg. 110.

Certificates of Formation and Filing were filed with the Secretary of State of Texas on 11/29/2006 and are attached to this Certificate.

Policies/Guidelines: Filed at the County under Doc# 2014118655

Collection Policy

Violation Policy

Record Retention Policy

Records Inspection Policy

Payment Plan Policy

Email Registration Policy

Membership Voting Policy
Guidelines for Drought Resistant Landscaping and Natural Turf
Conflict of Interest Policy
Guidelines for Flag Display
Religious Items Display Guidelines
Solar Energy Device Guidelines
Roofing Material Guidelines
Rainwater Collection Guidelines
Application of Payments Policy
Guidelines for Land Use of Adjacent Lots

Assessment Collection Policy effective 8/1/2015 is attached to and filed under Doc#2015159491

Unanimous Written Consent of Directors of Circle C Fairways Estates (Austin) Property Owners Association Resolution to Levy Fines is filed with the county under Document number 2016014786.

Violation Enforcement and Fining Resolution dated 4/1/2016 listed below is filed under Document No. 2016174806.

Update mailing address information filed under Document No. 2019179721

The Circle C Fairway Estates Property Owners Association Violation Enforcement Resolution is filed under Document No. 2020010395.

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management
17319 San Pedro Ave, #318
San Antonio, TX 78232
contact@spectrumam.com
210-494-0659
www.spectrumam.com/homeowners

8. Fee(s) related to Property Transfer:

- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
 - Rush for Resale Package:
 - 1 business day = \$120.00 / 3 business days = \$95.00
 - Add a Rush to an existing order = \$75.00 + Cost of a Rush
 - Update for Resale Package:
 - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account only = \$120.00
 - Rush for Statement of Account only:
 - 1 business day = \$110.00 / 3 business day = \$85.00

- Update for Statement of Account only:
 - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00
- Community Enhancement Fee (\$500.00 from Seller + \$500.00 from Buyer) - \$1,000.00

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 20 day of October, 2021.

Circle C Fairway Estates (Austin) Property Owners Association, Inc.

By: [Signature]
Sally Smith (of Spectrum Association Management), Managing Agent

State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on 20
October, 2021 by Sally Smith, representative of Spectrum Association

Management, the Managing Agent of Circle C Fairway Estates (Austin) Property Owners Association, Inc., on behalf of said association.

[Signature]
Notary Public, State of Texas

After Recording, Return To:
Spectrum Association Management
Attn: Transitions
17319 San Pedro Ave., Ste. #318
San Antonio, TX 78232

